

Receipt

Original Copy

FORM-T- RECEIPT FOR FEE RECEIVED
Office of the Civil Registrar-cum-Sub Registrar, Tiswadi
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time:- 19-Feb-2024 12:00:00
Date of Receipt: 19-Feb-2024

Receipt No : 2023-24/4/5041

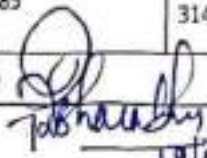
Serial No. of the Document : 2024-PNJ-549

Nature of, Document : **Conveyance - 22**

Received the following amounts from **SAMMIT MADHAV WAGLE PARTNER AT M/S WAGLE'S** for
Registration of above Document in Book-1 for the year 2024

Registration Fee	619950	E-Challan(Online fee)	• Challan Number : 202400123285 • CIN Number : CK000PJUG1	619950
Processing Fee	3140	E-Challan(Online fee)	• Challan Number : 202400123285 • CIN Number : CK000PJUG1	3140
Total Paid	623090 (Rupees Six Lakh Twenty Three Thousands Ninety only)			


Probable date of issue of Registered Document: / /


19/02/2024
Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL

Please handover the Registered Document to the person named below

Name of the Person Authorized :




SHUBHAM ARVINDKAR

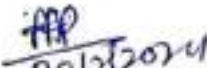
Specimen Signature of the Person Authorized

TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to on Dated 19-Feb-2024

Signature of the person receiving the Document


Signature of the Presenter


19/02/2024
Signature of the Sub-Registrar



GOVERNMENT OF GOA
REGISTRATION DEPARTMENT
Office of the Civil Registrar-cum-Sub
Registrar, Tiswadi



STAMP DUTY CERTIFICATE

ENDORSEMENT

(Read Rule 3(3) of The Goa Payment of Duty by e-challan Payment Facility Rules 2021)

Stamp Duty Of : ₹ 1033300/-
(Rupees Ten Lakhs Thirty Three Thousands Three Hundred only)
PAID VIDE E-RECEIPT NO 202400123273 DATED :16-Feb-2024,
IN THE GOVERNMENT TREASURY.



D. Shalaby
19/02/2024
Sub Registrar
(Office of the Civil Registrar-cum-Sub Registrar, Tiswadi)

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202400009942
DOCUMENT SERIAL NUMBER	:	2024-PNJ-549
DATE OF PRESENTATION	:	19-Feb-2024
DOCUMENT REGISTRATION NUMBER	:	PNJ-1-548-2024
DATE OF REGISTRATION	:	19-Feb-2024
NAME OF PRESENTER	:	SAMMIT MADHAV WAGLE PARTNER AT M/S WAGLE'S
REGISTRATION FEES PAID	:	₹619950/-
PROCESSING FEES PAID	:	₹3140/-
MUTATION FEES PAID	:	₹2000/-





**Government of Goa
Directorate of Accounts**

Opp. Old Secretariat,
Fazenda Building, Panaji Goa
Phone: 0832-222548/21/31



Echallan No. 202400123273

e-Receipt

Department: **10 - NOTARY SERVICES** Echallan Date: 15/02/2024 16:03:16

Name and Address of Party: **SAMMIT | 8088407474
SOUKIYA PLOT NO 4 VODLEM BHAT TALEIGAO TISWADI GOA**

Service	Stamp Duty	Amount
	Stamp Duty	₹ 1033300.00
Total Amount:		₹ 1,033,300.00
[Rs. Ten Lakh Thirty Three Thousand Three Hundred Only]		

Department Data: 202400009942 NOTARY|202400009942 NOTARY

Bank ref No: CK000PSP9
Status: Success
Payment Date: 16/02/2024 18:08:02
Payment Gateway: SBI_MOPS

Sr. No. 2024-PNT-549



dt 19/2/2024
P.No 9942
Print Date: 16/02/2024 18:08:59

DEED OF SALE

[Signature]
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[Signature]

[Signature]
Raldene
[Signature]



THIS DEED OF SALE is made at Panaji, Goa on this 16th day
of February, 2024

BETWEEN

(1) Mr. CUPERTINO BAYLON CALDEIRA alias BAYLON
CALDEIRA alias CUPERTINO CALDEIRA, son of late Caetano
Antonio Francisco Das Merces Caldeira alias Caetano Antonio
Francisco Caldeira alias Antonio Caetano Francisco das Merces
Caldeira, [REDACTED] years of age, married, holding PAN Card No.
[REDACTED] Aadhar Card NO. [REDACTED] Indian National,
and his wife (2) Mrs. ALICE REBELO SILVEIRA CALDEIRA
alias ALICE CALDEIRA [REDACTED] years of age, holding PAN Card No.
[REDACTED] Aadhar Card NO. [REDACTED] Indian National,
both residing at H.No. 404, Enio Pimenta Road, Suclem, Curtorim,
South Goa 403709, Mobile NO. [REDACTED] hereinafter jointly
referred to as the "FIRST VENDORS (which expression shall unless
it be repugnant to the context or meaning thereof shall be deemed to
mean and include their respective heirs, legal representatives,
executors, administrators, successors in title, nominees and assigns) of
the FIRST PART

AND

(1) Mrs. ANTONIA MARIA CHRISTALINA GOMES
CALDEIRA, wife of late Cletus Caldeira, 68 years of age, holding



Caldeira
for

Caldeira
for

Christalina
for

Caldeira
for

PAN Card No [REDACTED] Aadhar Card No [REDACTED]

Indian National, represented by Attorney her son, Mr. Cleon Caldeira, 36 years of age, Power of Attorney dated 17th August 2023 registered under Sr. No. 1162/2023, before Advocate and Notary Paulo F Rodrigues (2) Mr. CLEON CALDEIRA, son of late Cletus

Caldeira, 36 years of age, bachelor, holding PAN Card NO.

[REDACTED] Aadhar Card No [REDACTED] Indian National (3)

Mr. CASEY CALDEIRA, son of late Cletus Caldeira, 31 years of age, bachelor, holding PAN Card NO [REDACTED] Aadhar Card

No [REDACTED] Indian National, Represented by Attorney his brother, Mr. Cleon Caldeira, 36 years of age, vide Power of Attorney dated 9th November 2018 registered under Sr. No. 3518/2018, before Advocate and Notary Paulo F Rodrigues, all residing at H.NO.229/1,

MARAS, Panaji - Goa 403005, hereinafter jointly referred to as the "SECOND VENDORS" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include their respective heirs, legal representatives, executors, administrators, successors in title, nominees and assigns) of the

SECOND PART

AND

(1) Ms. MARIA BARBARA CALDEIRA alias MARY CALDEIRA, daughter of late Messias Jose Higino da Imaculada



Maria Barbara Caldeira
AK
Rellema
AKH
Host
AK

Conceicao Caldeira, 70 years of age, spinster, holding PAN Card No. [REDACTED], Aadhar Card No. [REDACTED] Indian National, residing at H.NO. 804/5-3, Flat NO. CA-3/3, Sapana Gardens, Chogam Road, Alto-Porvorim, Goa, 403521 (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include her respective heirs, legal representatives, executors, administrators, successors in title, nominees and assigns) of the **THIRD PART**

AND

(1) Ms. MARIA ESPECIOSA CALDEIRA PINTO, daughter of late Messias Jose Higino da Imaculada Conceicao Caldeira, 83 years of age, widow, housewife, holding PAN Card No. [REDACTED] Aadhar Card No. [REDACTED], Indian National, Represented by Attorney for son, Mr. NEVILLE JUVENAL PINTO, 48 years of age, residing at H.No. E2/12, Opp. Santa Anna Holiday Home, Naika Vaddo, Calangute, 403516 vide Power of Attorney dated 30/01/2024 duly executed before Adv A.K Phadte Notary, Panaji, registered under Sr. No. 708/2024 dated 30/01/2024 (2) Mr. NEVILLE JUVENAL PINTO, son of Luis Joao Pinto, 48 years of age, holder of PAN Card No. [REDACTED] Aadhar Card No. [REDACTED] and his wife (3) Mrs. FREEDA D'COSTA PINTO, alias FREEDA CLENCY D'COSTA, daughter of Mr. Amalbind D'Costa, 45 years of age,



Balden
AP
Baldema
MH
for

holder of PAN Card No [REDACTED] Aadhar Card No [REDACTED]
[REDACTED] both Indian Nationals and residing at E2/12, Naica Vaddo,
Calangute, Bardez, Goa hereinafter jointly referred to as the
FOURTH VENDORS (which expression shall unless it be
repugnant to the context or meaning thereof shall be deemed to mean
and include their respective heirs, legal representatives, executors,
administrators, successors in title, nominees and assigns) of the
FOURTH PART

AND

(1) Mr. MANUEL CALDEIRA alias MANOEL CALDEIRA alias
CALDEIRA MANOEL son of late Messias Jose Higino da
Imaculada Conceicao Caldeira alias Messias Jose Caldeira , 84 years
of age, holding PAN Card No [REDACTED] Aadhar Card No [REDACTED]

[REDACTED] Indian National, residing at H.No. 44, Novo Portugal,
Moirá, North Goa 403507 hereinafter referred to as the "**FIFTH
VENDOR**" (which expression shall unless it be repugnant to the
context or meaning thereof shall be deemed to mean and include his
respective heirs, legal representatives, executors, administrators,
successors in title, nominees and assigns) of the **FIFTH PART**

AND

M/S. WAGLE'S, a partnership firm, registered under Indian
Partnership Act, 1932 before the Registrar of Firms, Ilhas Panaji, Goa



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[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

under No. 134/15, having its principal place of business at Soukhya, Plot No. 6, Vodlem Bhat, Taleigao, Tiswadi, Goa (PAN Card No. [REDACTED] represented herein by its Managing Partner, MR. SAMMIT MADHAV WAGLE, son of Dr. Madhav Vithal Wagle, aged 32 years, in business, having PAN No. [REDACTED] and Aadhar Card No. [REDACTED] Mob. No. [REDACTED] Indian National, residing at Soukhya, Plot No. 6, Vodlem Bhat, Taleigao, Tiswadi, Goa, and (2) Mrs. POOJA MADHAV WAGLE, wife of Dr. Madhav Wagle, married, aged 60 years, business, Indian National, having PAN Card No. [REDACTED] Aadhar Card No. [REDACTED]

[REDACTED] represented herein by her duly constituted attorney Mr. SAMMIT MADHAV WAGLE, vide Power of Attorney dated 20.09.2021 duly registered before Adv. Upendra Timble, under Reg. No. 1507 dated 20.09.2021, hereinafter referred to as "PURCHASER/DEVELOPER/BUILDER" (which expression shall mean and include its partners for time being and from time to time and their heirs, executors, administrators and assigns) OF THE SIXTH PART.

WHEREAS, there exists a property known as 'Gavanto' or 'Gavant' or 'Kirla' or 'Morad' admeasuring an area of 2638 sq. mts. surveyed under Survey No. 196/4 of Village Morombi-O-Grande, within the limits of Village Panchayat of Morombi-O-Grande, Sub



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District of Ilhas, North Goa District, State of Goa, registered in the Land Registration Office of Ilhas under No. 3063 at folio 566 to 568 of Book No. B-33 (old) of the Land Registration record of Ilhas and enrolled in the Taluka Revenue Office of Ilhas under Matriz No. 69;

AND WHEREAS, by Deed Sale and Quittance dated 25/05/1927, the larger property of which the said property forms one part was purchased from Eduardo Saturuino Policarpo Pegado and his wife D. Maria Joana Luisa Chuny e Pegado by D. Eufemia do Segao Coracao de Jesus Godinho Caldeira, in the status of widow;

AND WHEREAS, the larger property of which the said property forms one part is found enrolled in the Taluka Revenue Office of Ilhas under Matriz No. 69 in the name of Eufemia De Sagrada Coracao Jesus Godinho Caldeira;

AND WHEREAS, the said property of Eufemia Godinho e Caldeira is seen in Plan No. 15270 of Comunidade of Morombi-O-Grande, Tiswadi, Goa issued by the Inspector of Survey and Land Records, Panaji, Goa;

AND WHEREAS, the said property of Eufemia Godinho e Caldeira in the Plan No. 15270 is identified to the property presently surveyed under Survey No. 196/4 of Village Morombi-O-Grande, Tiswadi, Goa;



Eufemia
Caldeira
19/11
1927

AND WHEREAS, by Deed of Succession and Partition dated 20/11/1951 recorded in Book No. 450/77, in the office of the Notary of Judicial Jurisdiction of Ilhas, the said Eufemia do Sagrado Concesao de Jesus Godinho Caldeira alias Eufemia do Sagrado Coracao Godinho alias Eufemia Godinho e Caldeira expired without will or any other disposition of her assets leaving behind her as universal heirs, her two sons namely (1) Messias Jose Higino da Imaculada Conceicao Caldeira married to Amalia Ritinha da Cruz and (2) Caetano Antonio Francisco da Mercedes Caldeira married to Maria Lucia Visitacao Bonifacia das Milagres Santana Carvalho or Maria Silvia Visitacao Hemigale Santana dos Milagres Carvalho;

AND WHEREAS, by Deed of Succession dated 10/04/1972, recorded on page 31 overleaf of notes number six hundred of notes of the Notary of Judicial Jurisdiction of Ilhas, the aforesaid Messias Jose Higino da Imaculada Conceicao Caldeira, expired without will or other disposition of properties leaving behind him as his widow Amalia Ritinha ^e Cruz ^a Caldeira as moiety holder and four children namely (1) Manuel Jose Jesus Maria Caldeira (2) Maria Especiose Caldeira (3) Emersion Agnelo Caldeira and (4) Maria Barbara Caldeira;

AND WHEREAS, by Deed of Partition dated 18/07/1972, registered in the office of the Sub Registrar of Ilhas, at Panaji, Goa



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under no. 520 of Book No. I, of 0267 at pg, 127 to 136 on 14/09/1972,
Mr. Caetano Antonio Francisco das Mercedes Caldeira and his wife
Maria Lucia Visitacao Benigna dos Milagres Santana Carvalho alias
Benigna Carvalho became owners of undivided half share in the said
property and Emerson Agnelo Caldeira, Maria Especiosa Caldeira and
Maria Barbara Caldeira became owners of the remaining undivided
half share in the said property and thus became the co-owners of the
said property;

AND WHEREAS, by virtue of Final Chart of Partition and
Order dated 27/09/2013, passed in the Inventory Proceedings No.
18/2011/E by the Court of Civil Judge, Junior Division 'E' Court at
Margao, initiated by Cristalina Caldeira upon the demise of Caetano
Antonio Francisco das Mercedes Caldeira alias Caetano Antonio
Francisco Caldeira alias Antonia Caetano Francisco das Mercedes
Caldeira and his wife Maria Lucia Visitacao Benigna Milagres Santan
Carvalho alias Benigna Carvalho Caldeira and Cletus Caldeira, the
said undivided half share in the said property was listed as Item No 12
in the List of Assets in the said inventory proceedings and as per final
chart of partition, one half of the said half undivided share in the said
property came to be allotted to Baylon Caldeira and his wife Alica
Caldeira and the other half of half undivided share in the said



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Caldeira
Baylon
Alica

property was allotted to Cristalina Caldeira and her children Cleon Caldeira and Casey Caldeira;

AND WHEREAS, Mr. Agnelo Caldeira, son of Messias Jose Higino Da Conceicao Caldeira expired on 19/05/1994 at Mestabhat, Mercedes Goa and Amalia Ritinha De Clara e Lobo expired on 03/05/2018 at Porvorim Goa;

AND WHEREAS, the said Mr. Emerson Agnelo Caldeira expired on intestate on 19/05/1994 without any disposition of his last wish leaving behind him the following interested parties as his sole and universal legal heirs namely (1) Maria Barbara Caldeira, (2) Mrs. Maria Especiosa Caldeira (3) Mr. Neville Juvenal Pinto (4) Mrs. Freeda D'Costa Pinto (5) Mr. Manoel Joe Jesus Maria Caldeira alias Manoel Caldeira and (6) Mrs. Philomena John Rodrigues Caldeira;

AND WHEREAS, by Judgement and Order dated 30th October, 2023 passed by the Civil Judge, Junior Division, 'D' Court, Panaji, in the Inventory Proceedings No. 165/2023/D upon the death of said Mr. Emerson Agnelo Caldeira, all the above said interested parties namely (1) Maria Barbara Caldeira, (2) Mrs. Maria Especiosa Caldeira (3) Mr. Neville Juvenal Pinto (4) Mrs. Freeda D'Costa Pinto (5) Mr. Manoel Joe Jesus Maria Caldeira alias Manoel Caldeira and (6) Mrs.



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Philomena John Rodrigues Caldeira came to be declared as the heirs of late Emerson A. Caldeira;

AND WHEREAS, by Deed of Sale dated 02/04/2002 registered in the office of the Sub Registrar, Ilhas, Panaji, under no. 825 at pages 34 to 47 of Book No. 1, Vol. 1062 dated 12/04/2002, an area of 255 sq. mts. from out of the property bearing Survey No. 196/4 was sold to Yeshwant R. Kunkolkar including a structure which part of the house situated therein, thereby leaving a balance area of 2383 sq. mts. of the said property surveyed under Survey No. 196/4 of Village Morombi-O-Grande;

AND WHEREAS, thus Mr. Baylon Caldeira and his wife Alice Caldeira, the First Vendors herein as co-owners became entitled to 1/2 of the undivided half share in the said property, Mrs. Cristalina Caldeira and her children Cleon Caldeira and Casey Caldeira, the Second Vendors herein became co-owners to the extent of 1/2 of the undivided share in the said property, Maria Barbara Caldeira, the Third Vendor herein became co-owner to the extent of 4/9th of the undivided half share in the said property, Maria Especiosa Caldeira and her son Neville Juvenal Pinto and his wife Freeda D'Costa Pinto, the Fourth Vendors herein became co-owners to the extent of 4/9th share of the undivided half share in the property and Manoel Jose



Baylon Caldeira
Alice Caldeira
Cristalina Caldeira
Cleon Caldeira
Casey Caldeira
Maria Barbara Caldeira
Maria Especiosa Caldeira
Neville Juvenal Pinto
Freeda D'Costa Pinto
Manoel Jose

Jesus Maria Caldeira, the Fifth Vendor herein became co-owner to the extent of 1/9th of undivided half share in the said property;

AND WHEREAS, thus the First Vendors, Second Vendors, Third Vendor, Fourth Vendors and Fifth Vendor above named (hereinafter jointly referred as "VENDORS/OWNERS") are the exclusive and absolute co-owners of the said property admeasuring 2383 square metres described in Schedule I hereunder written;

AND WHEREAS, Mr. Manoel Jose Jesus Maria Caldeira, the Fifth Vendor herein is not married in Goa under the regime of communion of assets prevailing in the State, and, therefore, the Fifth Vendor is the sole and exclusive co-owner of the said 1/9th of undivided half share in the said property;

AND WHEREAS, the Developers are in the business of development and construction of the buildings/projects in the State of Goa and the Developers have approached the Vendors/Owners and expressed its desire to purchase the said property in consideration of the super built-up areas and the Vendors have agreed to the said offer;

AND WHEREAS, the OWNERS/VENDORS have represented and declared to the PURCHASER/BUILDER that:

(i) That the SAID PROPERTY is not a subject matter of any acquisition and/or requisition in terms of the Land Acquisition Act nor



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there is any Lis-Pendent or any Judicial or Quasi-Judicial or Statutory Restrain against the Conveyance of the SAID PLOT or any litigation or any proceedings pending before any Court, Tribunal, Forum, Arbitrator, Revenue Authorities, Quasi-Judicial Authorities or any other Authorities under the law in force and the title of the OWNERS/VENDORS, is subsisting, clear, free and marketable.

(i) That there are no tenants and/or mundkars having any rights or claims over the SAID PROPERTY.

(ii) That there are no encumbrances of whatsoever nature over the SAID PROPERTY by way of mortgage, charges, and/or liens in the name of the Predecessor-in-title of the OWNERS /VENDORS.

(iii) There is no Notification issued under any Ordinance Act, Statute/Rules or Regulations affecting the SAID PROPERTY or any other laws relating to the SAID PROPERTY, whereby the OWNERS/VENDORS are prevented from selling the SAID PROPERTY.

(iv) That there is a clear and uninterrupted access available to and from the SAID PROPERTY.

AND WHEREAS, PURCHASER/BUILDER shall obtain all the requisite permissions/licenses/NOCs from the Government/local authorities required for undertaking the Construction of RESIDENTIAL BUILDING on the SAID PROPERTY at its own costs upon execution of the present Deed of Sale;



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AND WHEREAS the PURCHASER/BUILDER has after satisfying itself as regards the title of the SAID PROPERTY and all documents relating to the SAID PROPERTY, agreed to purchase the SAID PROPERTY from the OWNERS/VENDORS and the OWNERS/VENDORS have agreed to sell the SAID PROPERTY to the PURCHASER/ BUILDER and as consideration thereof the PURCHASER/BUILDER has agreed to allot and hand over to the OWNERS/VENDORS on OWNERSHIP basis, super built-up area/consideration, as mentioned below, which allotment is accepted by the OWNERS/VENDORS as follows:

- (a) [redacted] admeasuring [redacted] sq. mts. SBUA along with [redacted] 2BHK flat number [redacted] in Building A admeasuring [redacted] sq. mts SBUA each and flat number [redacted] in Building [redacted] admeasuring [redacted] sq.mtrs SBUA with [redacted] tilt parking slots to Mr. Cupertino Baylon Caldeira and Mrs. Alice Caldeira, the First Vendors herein.
- (b) [redacted] admeasuring [redacted] sq.mtrs SBUA along with [redacted] 2BHK flat number [redacted] in Building [redacted] admeasuring [redacted] sq. mts. SBUA, alongwith [redacted] parking slot to Maria Especiosa Caldeira Pinto , her son Neville Juvenal Pinto and his wife Freeda D'Costa Pinto, the Fourth Vendors herein jointly;

Caldeira
A & C
Caldeira Mrs
Maria Especiosa



(c) [redacted] flat numbers [redacted] in Building [redacted], admeasuring [redacted] sq. mts.S BUA each, alongwith [redacted] stilt car parking slot to Maria Barbara Caldeira, the Third Vendor herein;

(d) [redacted] admeasuring [redacted] sq.mts SBUA jointly allotted to Maria Especiosa Caldeira Pinto, her son Neville Juvenal Pinto and his wife Freeda D'Costa Pinto and Maria Barbara Caldeira, the Fourth Vendors jointly and Third Vendor herein respectively.

(e) Consideration of Rs [redacted] to Manoel Caldeira, Fifth Vendor herein;

AND WHEREAS, Mrs. Christalina Caldeira, Mr. Cleon Caldeira and Mr. Casey Caldeira, the Second Vendors herein have no objection of whatsoever nature for consideration being paid to the aforesaid Vendors;

~~AND WHEREAS~~ AND WHEREAS, the above SHOP/ FLATS /BUILT UP AREA shall be handed over on ownership basis along with proportionate undivided right, share and interest in the SAID PROPERTY in favour of the aforesaid OWNERS/VENDORS, by executing before the concerned Sub Registrar, a Registered Conveyance Deed with respect to each SHOP/FLATS/BUILT UP AREA allotted to the OWNERS/ VENDORS, at the cost of the PURCHASER/BUILDER, on receipt of Occupancy Certificate for the Project to be constructed on the SAID PROPERTY, as per the




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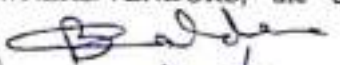
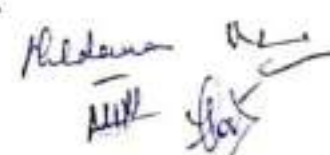
specifications mentioned in Schedule IV and along with allotted free Stilt Car Parking as per the Approved Plan approved by the Town and Country Planning Department, Panaji, Goa, and as per the Construction License issued by the Village Panchayat of Chimbel, Tiswadi Goa. The above SHOP/FLATS agreed to be handed over unto the aforesaid OWNERS/VENDORS shall hereinafter be referred to as the "SAID SHOP/FLATS" and are more particularly described in Schedule II annexed herewith;

AND WHEREAS, the parties have now decided to execute the DEED OF SALE with respect to the SAID PROPERTY so as to completely transfer the SAID PROPERTY in favour of the PURCHASER/BUILDER.

HEREFORE THIS DEED OF SALE
WITNESSETH AS UNDER:

1. That in pursuant to the negotiations and discussions by and between the parties hereto the PURCHASER/BUILDER has agreed to purchase the SAID PROPERTY and the OWNERS/VENDORS have decided to sell the SAID PROPERTY to the PURCHASER/BUILDER and as consideration thereof, the PURCHASER/BUILDER has agreed and decided to hand over to the OWNERS/VENDORS, the SAID SHOP/FLATS as mentioned



hereinabove along with proportionate undivided right, share and interest in the SAID PROPERTY together with the allotted free Stilt Car Parking for each allotted FLAT as mentioned hereinabove, to be handed over to the aforesaid OWNERS/VENDORS on completion of Construction of the project on the SAID PROPERTY on receipt of the "OCCUPANCY CERTIFICATE" from the Village panchayat of Chimbel Goa, as full and final settlement of the entire consideration amount towards the purchase of the SAID PROPERTY.

2. That its agreed by and between the parties that on completion of Construction of the Project on the SAID PROPERTY, the PURCHASER/BUILDER shall hand over the super built-up area of [REDACTED] sq.mts in favour of the OWNERS/VENDORS along with the respective Possession ~~Deeds and~~ shall execute before the concerned Sub Registrar, a Registered Conveyance Deed with respect to each SHOP/FLAT allotted to the OWNERS/VENDORS as mentioned herein below in Schedule II at the cost of the PURCHASER/BUILDER.

3. That the balance SHOPS/FLATS constructed in the said project shall be retained by the PURCHASER/BUILDER for sale to the Prospective Purchasers and the OWNERS/VENDORS have no objection nor shall have any claim on the remaining flats/super built up areas in the said project.



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WAGLES

4. The PURCHASER/BUILDER and the OWNERS/ VENDORS have entered into Agreement/Memorandum of Understanding (MOU) dated 21ST August, 2023 with respect to the construction and allotment of the SHOP/FLATS and the car parking areas being the consideration of this DEED OF SALE. The PURCHASER/BUILDER and the OWNERS/VENDORS shall be bound by the terms and conditions of the said MOU and the said terms and conditions shall be deemed to form an integral part of this DEED for the purpose of determining the right and obligations of each of the parties.

5. The PURCHASER/BUILDER shall complete construction of the SAID BUILDING in all respects and hand over vacant and peaceful possession of the SHOP/FLATS and the Car Parking Areas to the OWNERS/VENDORS as agreed herein within a period of 36 (Thirty Six) months from the date of the execution of the present DEED OF SALE. The PURCHASER/BUILDER shall be however entitled to a further extension of (06) six months in the event the construction of the SAID SHOP/FLAT and the Car parking Areas cannot be completed on account of reasons beyond the control of the PURCHASER/BUILDER.

6. Any delay in granting the water connection/electricity connection, issuance of OCCUPANCY CERTIFICATE by the concerned Authorities for reasons not attributable to



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PURCHASER/BUILDER or if the delay has been occasioned by any Act of God, Force Majeure, any natural calamities, pandemic such as present COVID pandemic, Restrained Order from any Appropriate Authority or Judicial Body, defect in title, non availability of raw material due to Government Restraints and or due to Government Order, delay caused due to delay on the part of the OWNERS/VENDORS in finalizing interior works/changes of the SHOP/FLATS allotted to the OWNERS/VENDORS or by virtue of any other reasons beyond normal human control or due to any circumstances beyond the control of the PURCHASER/ BUILDER, shall not be attributable to the PURCHASER/BUILDER and delay caused due to the above reasons shall be excluded from the stipulated time mentioned above for completion of the Construction of the Project. It is however expressly agreed between the parties that the causes mentioned in this clause shall not be treated to indefinitely delay the completion of the construction of the SHOP/FLATS and the Car Parking Areas allotted to the OWNERS/VENDORS.

7. That in case the PURCHASER/BUILDER fails to complete the Proposed PROJECT on the SAID PROPERTY within a period of 36 (Thirty-Six) months from the date of execution of the present DEED OF SALE or within the extended period of 6 (six) months as stated hereinabove, the PURCHASER/BUILDER shall be liable to pay to



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M. S. S. S. S.

the OWNERS/VENDORS, the consolidated compensation at the rate of [REDACTED] per month for each SHOP/FLATS for each month's delay caused in handing over the said possession and said delay continues for more than 6 (six) months beyond the extended period, the OWNERS/VENDORS may at their option will be entitled to invoke the provisions of Estate (Regulation and Development) Act, (RERA) 2016 and seek necessary relief against the PURCHASER/BUILDER. It is however agreed that no compensation be paid by the PURCHASER /BUILDER, if the SHOP/FLATS are ready for possession but the OWNERS/VENDORS fail to take possession of the SAID FLATS on being intimated by the PURCHASER/BUILDER about the same.

8. The OWNERS/VENDORS as absolute owners, do hereby grant, transfer, assign, assure and convey the SAID PROPERTY more particularly described in SCHEDULE I herein below, UNTO the said PURCHASER/BUILDER TOGETHER WITH all the trees, drains, ways, paths, passages, common gullies, water, water courses, lights, liberties, privileges, easements, advantages and appurtenances to the SAID PROPERTY usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, property, use, possession, claim and demand whatsoever of the OWNERS/VENDORS into and upon the SAID PROPERTY and



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every part thereof hereby granted and conveyed and expressed so to be UNTO AND To THE USE OF THE SAID PURCHASER/BUILDER forever, as distinct and dis-annexed property from the OWNERS/VENDORS, SUBJECT HOWEVER to payment of all taxes, rates, assessments, dues and duties hereafter to become due and payable to the Government or any other local or Public Body in respect thereof AND THE OWNERS/VENDORS DO HEREBY COVENANT WITH THE PURCHASER/BUILDER that notwithstanding any act, deed or things done or executed by the OWNERS/VENDORS or knowingly suffered to the contrary, the OWNERS/VENDORS now have in themselves good right, full power and absolute authority to grant the SAID PROPERTY hereby granted and conveyed or expressed so to be UNTO AND TO THE USE OF THE SAID PURCHASER/BUILDER in a manner aforesaid AND THAT the PURCHASER/BUILDER shall and may at all times, hereafter quietly and peacefully possess and enjoy the SAID PLOT and receive the rents and profits thereof without any lawful eviction, interruption, claims and demand whatsoever, from or by the OWNERS/VENDORS or any person or persons lawfully or equitably claiming from any estate or interest in the SAID PROPERTY or any part thereof or part of the same, under or in trust for them AND FREE FROM ALL ENCUMBRANCES WHATSOEVER made or suffered



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by the OWNERS/VENDORS or any person or persons lawfully or equitably claiming any estate or interest in the SAID PROPERTY or any part thereof or part of the same shall and will from time to time and at all times hereafter at the request and cost of the PURCHASER/BUILDER do and execute and cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the SAID PROPERTY UNTO AND TO THE USE OF THE PURCHASER/BUILDER in a manner aforesaid and will from time to time and at all times hereafter at the request and cost of the PURCHASER /BUILDER does and execute and cause to be done and executed all such acts, things whatsoever for further and more perfectly assuring the SAID PROPERTY unto use of the PURCHASER/BUILDER in a manner as aforesaid shall or may be

reasonably required.

9. That upon execution of these presents, the PURCHASER/BUILDER is put in possession of the SAID PROPERTY as exclusive owner of the SAID PROPERTY to be held, owned and possessed by the PURCHASER/BUILDER forever and uninterruptedly as its absolute OWNERS in possession, without any harm and hindrance from the OWNERS/VENDORS and/or any person on their behalf and the OWNERS/VENDORS do hereby jointly and severally indemnify the PURCHASER/BUILDER against

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all/any THIRD PARTY claims if made to the SAID PROPERTY which claim if any, shall be settled by the OWNERS/VENDORS at their own cost without in any way disturbing the title and possession of the SAID PURCHASER/BUILDER.

10. That the OWNERS/VENDORS have assured and confirmed to the PURCHASER/BUILDER that they have not sold the SAID PROPERTY to any third person/persons or firm or company by way of any Deeds, Agreements or Memorandum of Understanding or Agreement for Assignment of Rights etc.

11. That the OWNERS/VENDORS covenant with the PURCHASER/BUILDER that the OWNERS/VENDORS have a marketable title to the SAID PROPERTY and the OWNERS/VENDORS assure the PURCHASER/BUILDER that they have not in any way encumbered, alienated and/or mortgaged the SAID PROPERTY nor there are any charges, liens, attachments, claims, demands with respect to the SAID PROPERTY and the OWNERS/VENDORS are conveying the absolute and exclusive right, title, interest, OWNERSHIP and POSSESSION of the SAID PROPERTY, unto the PURCHASER/BUILDER, free from any encumbrances and/or defects in the title and assured and/or released from all encumbrances.



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12. The OWNERS/VENDORS covenant with the PURCHASER/BUILDER that the OWNERS/VENDORS have not done, permitted or knowingly and willingly suffered or been party to any act, whereby the OWNERS/VENDORS are prevented from conveying the SAID PROPERTY in the manner aforesaid.

13. That the OWNERS/VENDORS shall at all times, indemnify and keep the PURCHASER/BUILDER indemnified for defects and claims if any, in the title of the SAID PROPERTY and do all that is required, at the cost of the OWNERS/VENDORS to rectify the said defects, if any, without causing harm to the title and possession of the PURCHASER/BUILDER.

14. That the OWNERS/VENDORS shall at all times do all that is required to better assure the title of the SAID PROPERTY in favour of the PURCHASER/BUILDER as per the request and at the cost of the PURCHASER/BUILDER and agree to sign, verify and execute documents, instruments and applications as may be required to be signed, and executed in furtherance of the objects of these presents.

15. The OWNERS/VENDORS hereby covenant that the OWNERS/VENDORS have paid all taxes, cess, charges to the concerned authorities relating to the said PROPERTY payable as on the date of this Deed of Sale. If any claims is made which pertains to



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Roldana V. S.
Att. for

prior to the execution of these presents, by any Department/Authorities, it shall be the responsibility of the OWNERS/VENDORS to clear the same.

16. The project name has been finalized by both the parties and the project shall be named as " URBAN ENCLAVE A PROJECT BY WAGLE'S".

17. That in case the PURCHASER/BUILDER abandons the project for a continuous period of 12 months (one year) from the date of signing of the present DEED OF SALE, due to which is unable to hand over the super built-up area as promised to the OWNERS/VENDORS, in such case the OWNERS/VENDORS shall have the remedy to approach the Court of Law and get the SALE DEED declared "NULL AND VOID" and PURCHASER/BUILDER shall cooperate in such case.

18. All expenses concerning the Preparation, Execution and Registration of this DEED OF SALE shall be borne by the PURCHASER/BUILDER.

19. Town & Country Planning Department has issued No Objection Certificate vide Ref. No. [REDACTED] dated 18/1/2024 for registration of Deed of Sale of property surveyed under No. 196/4 of Village Morambi-O-Grande admeasuring an area of 2383 sq. mts.



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20. For the purpose of computation of Stamp Duty and Registration Fee on this DEED OF SALE, the SAID PROPERTY at Schedule I, admeasuring 2383 sq. mts is valued at a market value of Rs [REDACTED]

[REDACTED] and SHOP/FLATS jointly with total super built-up area of 778.20 sq. mts allotted to the OWNERS/VENDORS as per Schedule II is valued at Rs [REDACTED]

[REDACTED] Thus, the combined value of the market value of the SAID PROPERTY and super built-up area of the SHOP/FLATS allotted to the OWNERS/VENDORS amounts to [REDACTED]

Accordingly, the Stamp Duty has been embossed on this DEED OF SALE on the combined value of the market value of the SAID PROPERTY and the super built-up area of the [REDACTED] FLATS allotted to the OWNERS/VENDORS at the rate of 5% amounting to Rs. [REDACTED]

22. Similarly, Registration Fee at the rate of 3% amounting to Rs. [REDACTED]

[REDACTED] has been paid on the market value of the SAID PROPERTY and super built-up area of [REDACTED] Shop/flats allotted



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to the OWNERS/VENDORS and is borne by the PURCHASER/BUILDER.,

23. That 1% TDS is paid on the combined value of Rs. [REDACTED] amounting to Rs. [REDACTED]

24. That the parties to this DEED OF SALE hereby declare that the SAID PROPERTY in transaction does not belong to Schedule Castes or Schedule Tribes pursuant to the Notification No: RD/LND/LRC 1318177 dated 21.08.1978.



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M.H. [Signature]

SCHEDULE I

ALL that undivided right, share, interest in the property 'Gavant' also known as 'Kirla' or 'Morad' admeasuring an Area of 2383 sq. mtrs. Situated at Village Morombi-O-Grande, within the limits of Village Panchayat of Morombi-O-Grande, Sub District of Ilhas, North Goa District, State of Goa, which property as a whole is not registered the Land Registration Office of Ilhas but enrolled in the Taluka Revenue Office under Matríz No.69, surveyed under Survey NO. 196/4 of Village Morombi-O-Grande and is bounded as under:

On the North : By the property surveyed under No. 196/1, 196/2(p) and 196/3 (p);

On the South : By public road;

On the East : By the property surveyed under No.196/3(p), 197 and 198;

On the West : By the property surveyed under No. 196/4(p) of Village Morombi-O-Grande;



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196/4

SCHEDULE II

(DESCRIPTION OF TOTAL SBUA OF [REDACTED]
FLATS/PREMISES ALLOTTED TO OWNERS/VENDORS)

(a) [REDACTED] admeasuring [REDACTED] sq. mts. SBUA along with Four 2BHK flat numbers [REDACTED] in Building (A) admeasuring [REDACTED] sq. mts SBUA each and flat number [REDACTED] in Building [REDACTED] admeasuring [REDACTED] sq.mtrs SBUA with [REDACTED] stilt parking slots to Mr. Cupertino Baylon Caldeira and Mrs. Alice Caldeira, the First Vendors herein.

(b) [REDACTED] admeasuring [REDACTED] sq.mtrs SBUA along with [REDACTED] 2BHK flat number [REDACTED] in Building (A), admeasuring [REDACTED] sq. mts. SBUA, alongwith [REDACTED] stilt car parking slot to Maria Especiosa Caldeira Pinto , her son Neville Juvenal Pinto and his wife Freeda D'Costa Pinto, the Fourth Vendors herein jointly;

(c) [REDACTED] 2BHK flat numbers [REDACTED] in Building [REDACTED] admeasuring [REDACTED] sq.mts SBUA each, alongwith [REDACTED] stilt car parking slot to Maria Barbara Caldeira, the Third Vendor herein;

(d) [REDACTED] admeasuring [REDACTED] sq.mts SBUA jointly allotted to Maria Especiosa Caldeira Pinto, her son Neville Juvenal Pinto and his wife Freeda D'Costa Pinto and Maria Barbara Caldeira, the Fourth Vendors jointly and Third Vendor herein respectively.

(e) Consideration of R [REDACTED] to Manoel Caldeira, Fifth Vendor herein;

Barbara Caldeira



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SCHEDULE NO. III

1. STRUCTURE:

- a. The Building/Buildings shall be R.C.C. framed structure of columns, beams and slabs with floor height of 9' - 2".
- b. External wall shall be 9" thick brick / laterite / AAC Block masonry and internal walls shall be of 4" thick brick / AAC Block masonry.
- c. Exterior of the buildings shall have double coat sand faced plaster finishing in general.
- d. Internal plaster shall be single coat with second coat of neeru finish. Living / dining area shall have gypsum plaster finish with POP moulding on ceiling edges.
- e. All steel bars will be of Tata/JSW make (Neo Bars)
- f. Cement used will be of Ultra Tech/ACC
- g. Flexibility to change the internal layout will be provided without changing the structural layout

2. DOOR / WINDOWS:

- a. The entrance door shall be of teakwood with melamine polish from outside and inside.
- b. Door frames shall be of size 5" x 2 1/2" of wood.
- c. Teakwood cover moulding of 1 1/2" x 1/2" shall be provided for the door frames.



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- d. Window frames and shutters shall be of UPVC / Aluminium.
- e. The doors shall have brass hinges and powder coated fittings.
- f. The doors shall have a night latch and aldrop from outside and flat latch from inside.
- g. Main door shall be provided with decorative brass handle or equivalent.
- h. Main door shall be provided with Godrej / Europa locks or equivalent.
- i. All Bedroom Doors will have Godrej / Europa Cylinder locks or equivalent.



- a. The kitchen shall have a cooking platform with good quality black granite top with stainless steel sink
- b. Ceramic tiles or equivalent tiling above the kitchen platform shall be provided upto 4ft. height.
- c. All Plumbing fittings shall be of Jaguar .
- d. All tiles shall be of Cera/ Somany/ Johnson/ Nitco (Designer Series)
- e. Basic modular kitchen will be provided



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4. FLOORING:

- a. The flooring of the Apartment shall be of marbonite tiles or Double Charge vitrified or equivalent tiles.
- b. Bathroom wall shall be provided with full ceramic tiles (Designer series) lining upto the level of ceiling.
- c. All tiles shall be of Cera/ Somany/ Johnson/ Nitco

5. PLUMBING & SANITARY:

Soil, waste and water pipes shall be partially concealed. White glazed European W.C. units shall be provided with flushing system. The sanitary installations shall be in accordance with Panchayat specification. Internal plumbing shall be of CPVC pipes. One shower, one wash basin and one small exhaust fan provision shall be provided in each toilet. Plumbing for hot and cold water supply to shower shall be provided. The kitchen verandah shall be provided with one water tap with drainage outlet. All plumbing fittings shall be of Jaguar make.

6. ELECTRICAL INSTALLATIONS:

The electrical installation shall be of 3 phase. The electrical wiring shall be concealed. In the living area of living rooms two light points, one fan point, one 15 amps power point and three plug points shall be provided. In the dining area of the living room, two light points, one fan point, one 15 amps power point



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AT *Post*

and one plug point shall be provided. The bedroom shall have two light points, one bed lamp light point, one 15 amps power point, one fan point, one plug point, two bedside plug points and one 15 amps point near window for air conditioner. Kitchen shall have two light points, three 5 amps point and one 15 amps point.

Each bathroom shall have two light points, one 15 amps point and one 5 amps point. There shall be one 15 amps power point for washing machine outside / inside of one of the toilets. One bell point shall be provided. Provision shall be made for cabling for installation of inverter to take up the load of (i) 4 light points (ii) 4 fan points, and (iii) point in the kitchen mixer/grinder. All electrical wiring shall be of Finolex/ Havells/ Polycab/ Legrand make and electrical panels of CPL make or equivalent. One USB socket will be provided in each rooms

7. TELEPHONE - CABLE T.V.:

Concealed wiring for telephone and cable T.V. shall be provided in one of the bedroom and living room.

8. INTERNAL DÉCOR:

The walls shall be painted with oil bound distemper and ceiling with white Paint. External walls/ surface shall be painted with Weather-Proof paint. Toilet doors shall be painted from inside



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and melamine polished from outside, All paints will be of Asian/Dulux. Basic false ceiling with spotlights will be provided.

OTHER COMMON AMMENITIES FOR THE BUILDING
PROJECT

1. WATER TANKS:

A common underground RCC sump with capacity of 50 cubic meters and overhead tank with capacity of 9 cubic meters shall be provided. Two water pumps shall be provided which shall be of Crompton or equivalent make with 2 HP capacity.

2. COMPOUND WALL:

The existing compound wall shall be adequately raised as permitted by the Village Panchayat of Taleigao and fitted with gate/ gates, with appropriate light points.

3. WELL:

Subject to feasibility and obtaining of requisite permissions, a water well shall be constructed within the complex.

4. LIFTS:

For each staircases, one passenger fully automatic lift of OTIS/ SCHINDLER with 5-8 persons capacity shall be provided.



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5. STAIRCASE:

Staircase shall be paved with Tandoor stone. Railing for staircases shall be of Stainless Steel or mild steel. Provision for two way light points shall be made.

6. APPROACH ROADS:

All approach roads shall be asphalted and pathways finished with concrete. Interlocking blocks checkered tile tops with proper slopes shall be laid wherever required.

7. STANDBY GENERATOR

Standby Generator of 30 KVA capacity of KIRLOSKAR/ASHOK LEYLAND/PAI KANE make shall be provided for lifts and staircase lights.

8. OFFICE CUM HALL

An office cum hall shall be provided in the building complex with the provision for small office room, bathroom,, urinals, etc.

9. SECURITY:

Arrangement for 24 hours Security, Intercom linking with security and CCTV Surveillance.

10. FIRE FIGHTING SYSTEMS:

Fire fighting systems will be installed as per norms.



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IN WITNESS WHEREOF the parties hereto have set their hands on the day and Year first herein above mentioned.

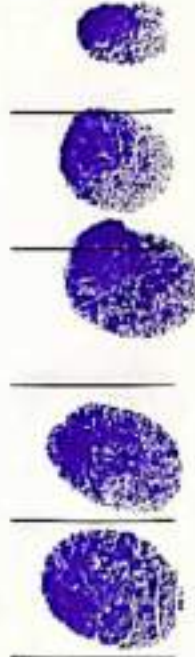
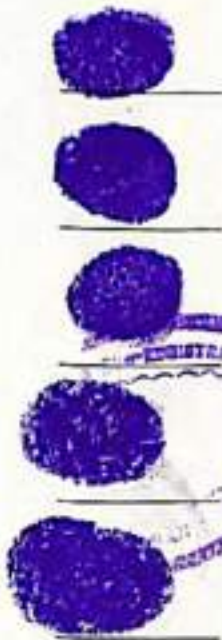
Caldeira

SIGNED AND DELIVERED BY THE WITHIN NAMED FIRST VENDORS
(1) Mr. CUPERTINO BAYLON CALDEIRA
alias BAYLON CALDEIRA alias CUPERTINO CALDEIRA



L.H.F.P.

R.H.F.P.



Caldeira
CP

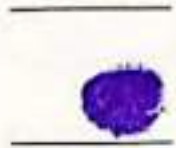
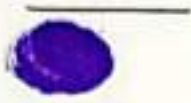
Aldeira
Procurador
WAGLE'S



P. Almeida
(2) Mrs. ALICE REBELO SILVEIRA CALDEIRA
alias ALICE CALDEIRA



L.H.F.P.



P. Almeida
P. Almeida

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Almeida

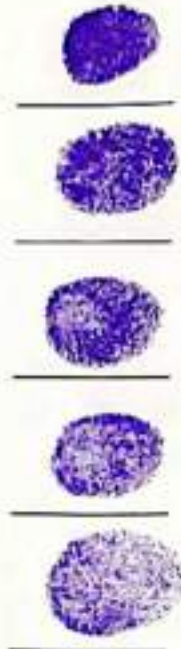
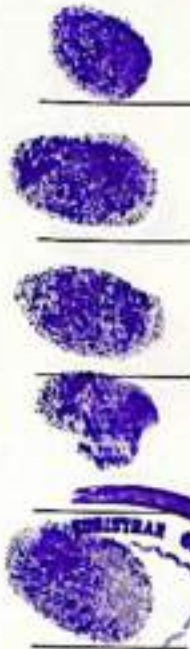


SIGNED AND DELIVERED BY THE
 WITHIN NAMED SECOND VENDORS
 (1) Mrs. ANTONIA MARIA CHRISTALINA
 GOMES CALDEIRA
 (2) Mr. CLEON CALDEIRA
 (3) Mr. CASEY CALDEIRA
 REPRESENTED BY Mr. CLEON CALDEIRA
 FOR SELF & ATTORNEY OF SR. NO. 1 & 3



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R.H.F.P.



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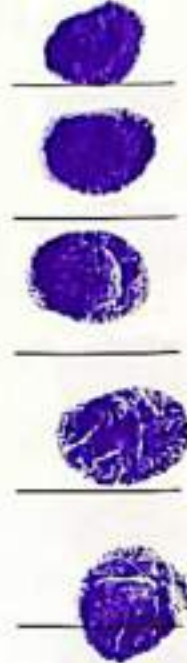
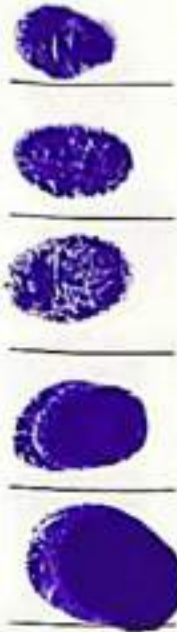


SIGNED AND DELIVERED BY THE
WITHIN NAMED THIRD VENDOR
Ms. MARIA BARBARA CALDEIRA alias
Ms. MARY CALDEIRA



L.H.F.P.

R.H.F.P.



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SIGNED AND DELIVERED BY THE
 WITHIN NAMED FOURTH VENDORS
 (1) Ms. MARIA ESPECIOSA CALDERA PINTO
 (2) Mr. NEVILLE JUVENAL PINTO
 REPRESENTED BY Mr. NEVILLE JUVENAL PINTO
 FOR SELF & ATTORNEY OF SR. NO. 1



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R.H.F.P.



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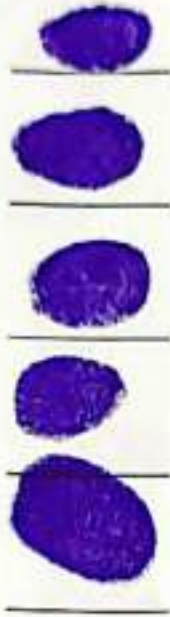


(3) Mrs. FREEDA D'COSTA PINTO



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R.H.F.P.



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Mrs. Baldana
M.H.
Paul





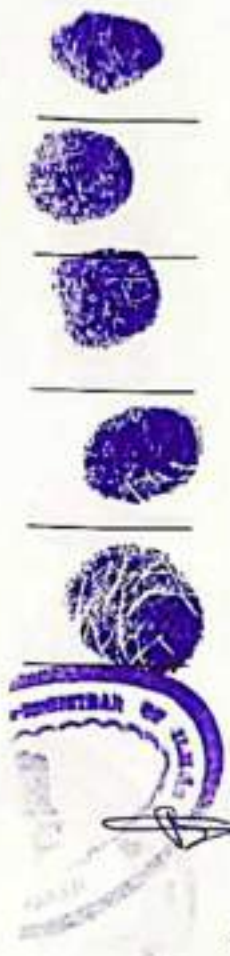
SIGNED AND DELIVERED BY THE WITHIN NAMED FIFTH VENDORS

(1) Mr. MANUEL CALDEIRA alias MANOEL CALDEIRA alias CALDEIRA MANUEL

Manuel Caldeira

L.H.F.P.

R.H.F.P.



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SIGNED, SEALED AND DELIVERED

By the within named "THE PURCHASER/BUILDER"
M/S. WAGLE'S, a Partnership Firm
represented herein by its Partner MR. SAMMIT
MADHAV WAGLE, for self and as Attorney of
MRS. POOJA MADHAV WAGLE.



L.H.F.P.

R.H.F.P.



Sammit Madhav Wagle
Ad

Pooja Madhav Wagle
Ad




IN THE PRESENCE OF:

1. Name : Mr. Pavan Uday Shetye.

Aadhaar Card No. : [REDACTED]

Mobile No. : [REDACTED]

Signature : 

Address : Chimbél, Goa.

2. Name : Mr. Shubham Mahantesh Karvinkop.


Aadhaar Card No. : [REDACTED]

Mobile No. : [REDACTED]

Signature : 

Address : Caranzalem,
Panaji, Goa.





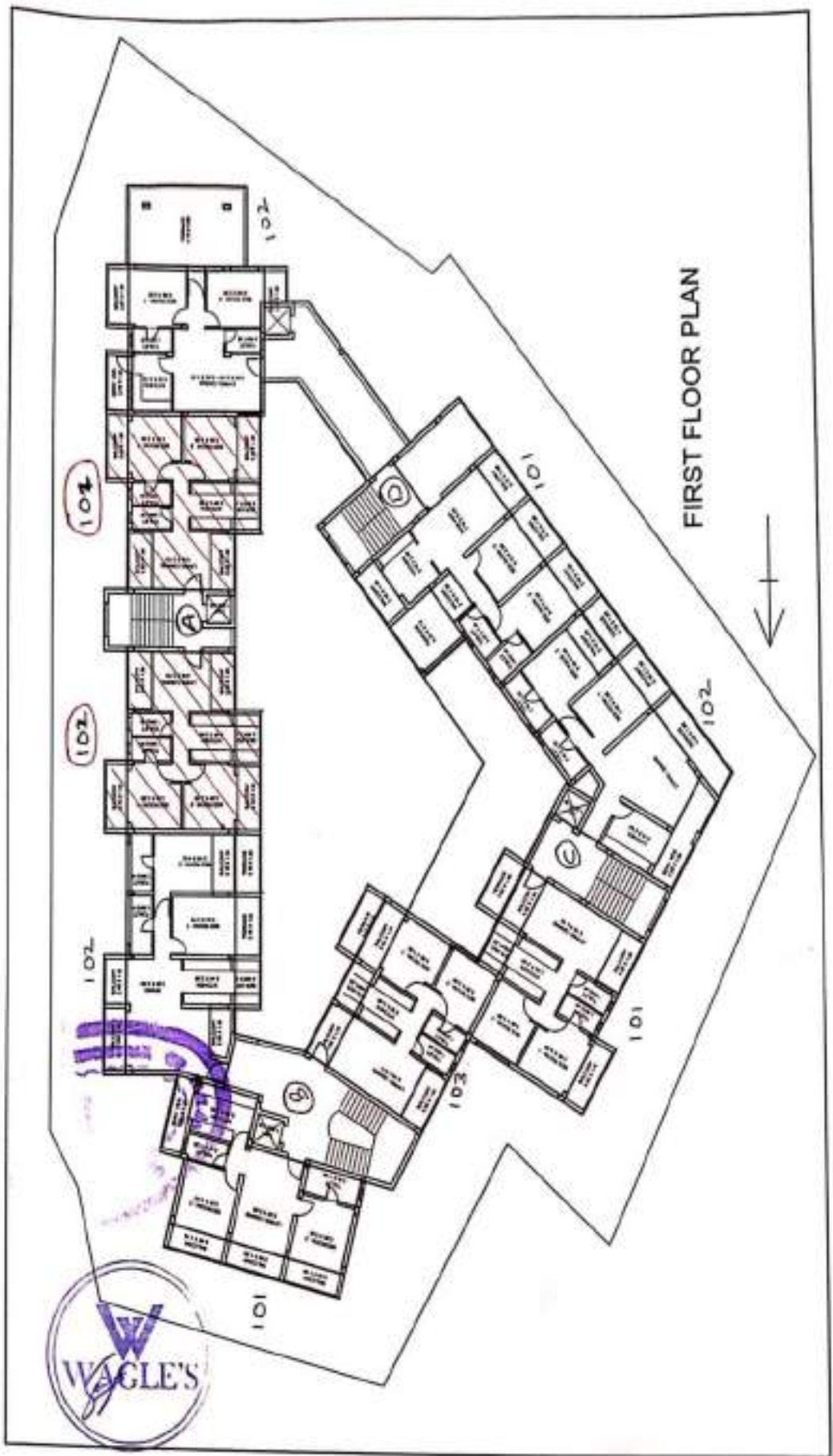




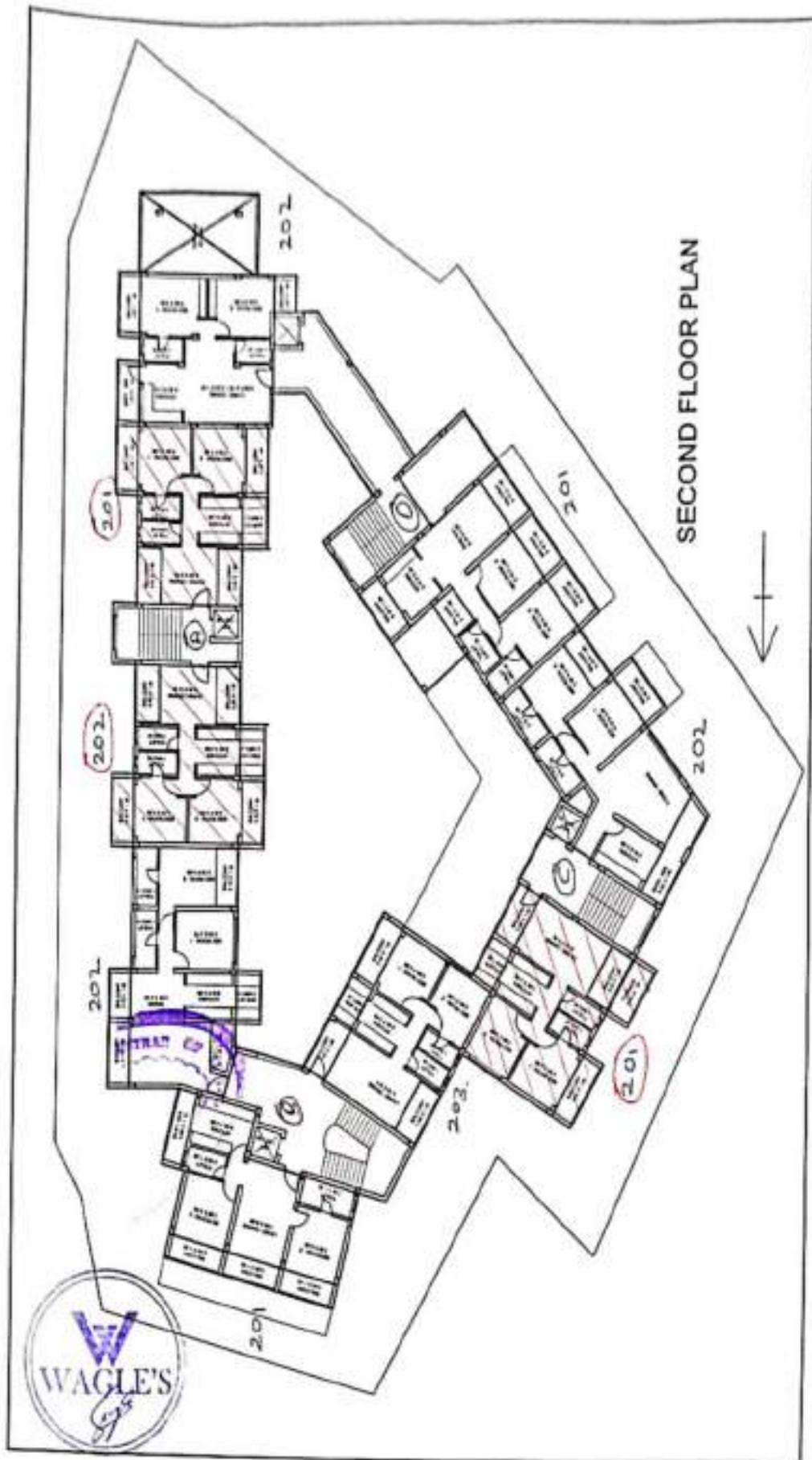


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Ed

Alcena Walker
AKK
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FORM I & XIV

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Date: 08/01/2024

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Page 1 of 1

Taluka TISWADI

Survey No. 198

Village Morambi-O-Grande

सर्वे नंबर
Sub Div. No. 4

Name of the Field Morad

हिस्सा नंबर
Tenure

शेताचे नंबर

सत्ता प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop शिरावट	Garden बागायत	Rice हरी	Khajan खाजन	Ker केर	Morad मोरद	Total Cultivable Area एकूण लागण क्षेत्र
0000.25.75	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.25.75

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक क्षेत्र	Grand Total एकूण
0000.00.63	0000.00.00	0000.00.63	0000.26.38

Remarks शेर

Assessment : जखार	Rs. 0.00	Foro फोर	Rs. 0.00	Precial प्रेसियल	Rs. 0.00	Rent रेट	Rs. 0.00
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S.No.	Name of the Occupant कसेदारचे नाव	Khata No. खाले नंबर	Mutation No. फेरफार नं	Remarks शेर
1	Mary Caldeira			
2	Yeshwant R. Kunkolkar		10014	

S.No.	Name of the Tenant कसेदारचे नाव	Khata No. खाले नंबर	Mutation No. फेरफार नं	Remarks शेर
1				

Other Rights इतर हक्क	Mutation No. फेरफार नं	Remarks शेर
Name of Person holding rights and nature of rights: इतर हक्क धारण करणाऱ्याचे नाव व हक्क प्रकार NI		

Details of Cropped Area पिकाखालील क्षेत्राचा हापशील

Year वर्ष	Name of the Cultivator काल्या धारण करणे वाला	Mode रीज	Season सीजन	Name of Crop पिकाचे नाव	Irrigated बागायत	Unirrigated शिरावट	Land not Available for Cultivation जमीन नसणे		Source of irrigation सिंचणी	Remarks शेर
					Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Nature प्रकार	Area हे. आर. चौ. मी.		
	NI									

End of Report

For any further inquiries, please contact the Mamlatdar of the concerned Taluka.



Mary Caldeira
Yeshwant R. Kunkolkar

Mary Caldeira
Yeshwant R. Kunkolkar

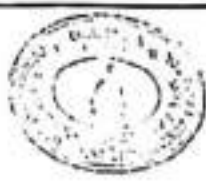
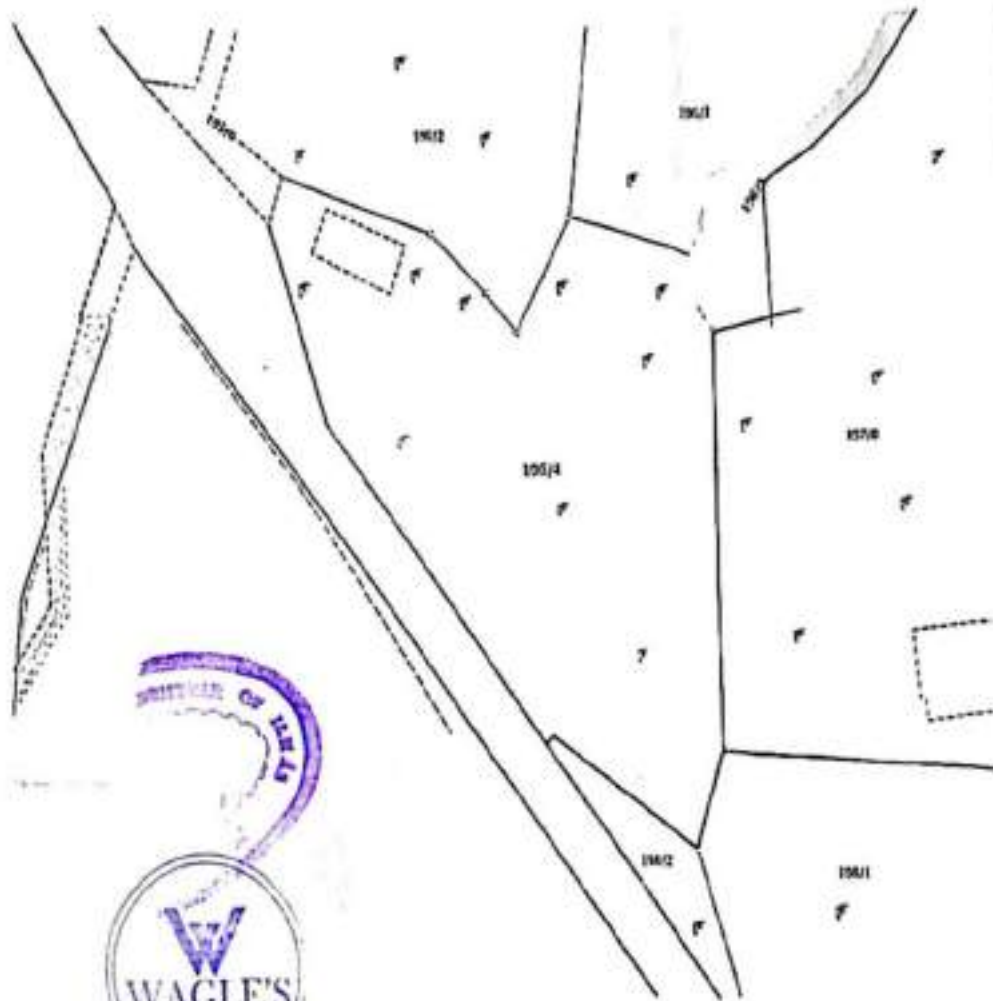


Government of Goa
 Directorate of Settlement and Land records
 Plan
 Taluka / Village Name : TISWADI / Morembi-O-Grade
 Survey / Bahdiv No. : 18814

App. Date 05/12/2023 Ref. No. : 7957

N

 Scale 1:500



Pratap Malekar
Pratap Malekar
Pratap Malekar

Report Generated By: PRATAP MALEKAR

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This record is computer generated on 06/12/2023 10:02:32 as per Online Ref No.7957. This record is valid without any signature as per Govt of Goa Notification No. 2613/2016-RD/9639 dt. 13/05/2021. The latest copy of this record can be seen/verified for authenticity on the DGLR website <http://www.goa.nic.in/dglr>.



OFFICE OF THE TOWN PLANNER
TOWN & COUNTRY PLANNING DEPARTMENT
TISWADI TALUKA OFFICE, 5th FLOOR, KARAT TOWER
PATTO-PANAJI-GOA.

Ref No: TIS/1398/19(6)/MDD/11 P/2024/13 Dated: 11/11/2024

Ref. No. 83

Date: 09/12/2024

NO OBJECTION CERTIFICATE

Under Section 49 (6) of Goa, Daman and Diu, Town and Country Planning Act, 1974, Town & Country Planning Department has No Objection for the registration of Deed of Sale in respect of property bearing Sy. No. 196/4, of village Marambi-O-Grande Taluka Tiswadi as per the plan hereby annexed.

The said plot/property falls in "Settlement VP I & Affected by Proposed 15.00 m wide road". Admeasuring an plot area 2383.00 m².

BOUNDARY DETAILS AS GIVEN BY THE APPLICANT ARE:

NORTH :By Sy no.196/1,196Q(P),196/3.

SOUTH :By Public Road

EAST :By Sy no.193/3(P),197 & 198.

WEST :By 196/4 (P).

1. This N.O.C. is issued at the request of the applicant and as per the details submitted by the applicant and is subject to verification of ownership documents by the appropriate Authority.
2. It will not be binding on this Department to grant any Technical Clearance in the aforementioned property under Goa Land Development and Building Construction Regulations.
3. Traditional access and natural water drain if any passing through the property shall be maintained.
4. This N.O.C. is valid for the purpose of Reg. for period of 3 years.

NOTE: Applicant has paid processing fees of Rs. 3000/- (Rupees Three Thousand only) vide challan no. 202400023290 dtd. 09/12/2024.



To,
Mr Sammit Wagle
POA Holder
Wagle's Om Datta Sadan, 1st Floor,
Panaji-Goa, 403001



(Signature)
(K. Ashok Kumar)
Dy. Town Planner 18/12/24

(Signature)

(Signature)
(Signature)
(Signature)



Government of Goa

Document Registration Summary 2

Office of the Civil Registrar-cum-Sub Registrar, Tiswadi

Print Date & Time : - 19-Feb-2024 11:43:33 am

Document Serial Number [REDACTED]

Presented at 11:25:20 am on 19-Feb-2024 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Tiswadi along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	1033300
2	Registration Fee	619950
3	Mutation Fees	2000
4	Processing Fee	3140
Total		1658390

Stamp Duty Required :1033300/-

Stamp Duty Paid : 1033300/-










Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SAMMIT MADHAV WAGLE PARTNER AT MIS WAGLE'S ,Father Name:Madhav Vithal Wagle, Age: 32, Marital Status: ,Gender:Male, Occupation: Business, Address1 - Soukhya, Plot No. 6, Vodlem Bhat, Taleigao, Tiswadi, Goa, Address2 - , PAN No [REDACTED]			

Executer







Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	CUPERTINO BAYLON CALDEIRA Alias BAYLON CALDEIRA Alias CUPERTINO CALDEIRA , Father Name:Late Caetano Antonio Francisco Das Mercedes Caldeira Alias Caetano Antonio Francisco Caldeira Alias Antonio Caetano Francisco Das Mercedes Caldeira, Age: 74, Marital Status: Married ,Gender:Male, Occupation: Other, H.No. 404, Enio Pimenta Road, Suclem, Curtorim, South Goa 403709, PAN No [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	ALICE REBELO SILVEIRA CALDEIRA Alias ALICE CALDEIRA , Father Name:DO ROSARIO SILVEIRA CAETANO, Age: 70, Marital Status: Married ,Gender:Female,Occupation: Other, H.No. 404, Enio Pimenta Road, Suclern, Curtorim, South Goa 403709, PAN No [REDACTED]			
3	CLEON CALDEIRA , Father Name:Late Cletus Caldeira, Age: 36, Marital Status: Bachelor ,Gender:Male,Occupation: Other, H.NO.229/1, Mercedes, Panaji - Goa 403005, PAN No [REDACTED]			
4	MARIA BARBARA CALDEIRA Alias MARY CALDEIRA , Father Name:Late Messias Jose Higino Imaculada Concelcao Caldeira, Age: 70, Marital Status: Spinster ,Gender:Female,Occupation: Other, H.NO. 804/5-3, Flat NO. CA-3/3, Sapana Gardens, Chogam Road, Alto-Porvorim, Goa, 403521, PAN No [REDACTED]			
5	NEVILLE JUVENAL PINTO , Father Name:Luis Joao Pinto, Age: 48, Marital Status: Married ,Gender:Male,Occupation: Other, E2/12, Naica Vaddo, Calangute, Bardez, Goa, PAN No [REDACTED]			
6	FREEDA D'COSTA PINTO Alias FREEDA CLENCY D'COSTA , Father Name:Amalbind D'Costa, Age: 45, Marital Status: Married ,Gender:Female,Occupation: Other, E2/12, Naica Vaddo, Calangute, Bardez, PAN No [REDACTED]			
7	MANUEL CALDEIRA Alias MANOEL CALDEIRA Alias CALDEIRA MANOEL , Father Name:Late Messias Jose Higino Da Imaculada Concelcao Caldeira Alias Messias Jose Caldeira, Age: 84, Marital Status: Unmarried ,Gender:Male,Occupation: Other, H.No. 44, Novo Portugal, Moira, North Goa 403507, PAN No [REDACTED]			
8	CLEON CALDEIRA , Father Name:Late Cletus Caldeira, Age: 36, Marital Status: , Gender:Male,Occupation: Other, H.NO.229/1, Mercedes, Panaji - Goa 403005, PAN No [REDACTED] as Power Of Attorney Holder for ANTONIA MARIA CHRISTALINA GOMES CALDEIRA			
9	CLEON CALDEIRA , Father Name:Late Cletus Caldeira, Age: 36, Marital Status: , Gender:Male,Occupation: Other, H.NO.229/1, Mercedes, Panaji - Goa 403005, PAN No [REDACTED] as Power Of Attorney Holder for CASEY CALDEIRA			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
10	NEVILLE JUVENAL PINTO , Father Name:Luis Joao Pinto, Age: 48, Marital Status: ,Gender:Male,Occupation: Other, E2/12, Nalca Vaddo, Calangula, Bardez, PAN No [REDACTED] as Power Of Attorney Holder for MARIA ESPECIOSA CALDEIRA PINTO			
11	SAMMIT MADHAV WAGLE PARTNER AT M/S WAGLE'S , Father Name:Madhav Vithal Wagle, Age: 32, Marital Status: ,Gender:Male,Occupation: Business, Soukhya, Plot No. 6, Vodlem Bhat, Taleigao, Tiswadi, Goa, PAN No [REDACTED]			
12	SAMMIT MADHAV WAGLE , Father Name:Madhav Vithal Wagle, Age: 32, Marital Status: ,Gender:Male,Occupation: Business, Soukhya, Plot No. 6, Vodlem Bhat, Taleigao, Tiswadi, Goa, PAN No [REDACTED] as Power Of Attorney Holder for POOJA MADHAV WAGLE PARTNER AT M/S WAGLE'S			

Witness:

I/We individually/Collectively recognize the Purchaser, POA Holder, Vendor.

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Shubham Karvinkop, Age: 24, DOB: , Mobile [REDACTED] , Email: , Occupation: Service , Marital status : Unmarried , Address: 403001, Panaji, Tiswadi, NorthGoa, Goa			
2	Name: Pavan Shetye, Age: 30, DOB: , Mobile [REDACTED] Email: , Occupation: Advocate , Marital status : Married , Address: 403006, Chimbai, Tiswadi, NorthGoa, Goa			



Sub Regist.





Document Serial Number :- 2024-PNJ-549

Document Serial No [REDACTED]

Book : 1 Document
Registration Number [REDACTED]
Date 19-Feb-2024

①
Ishwathy
19/02/2024

Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Tiswadi)

REGISTRAR
TISWADI

